



Canterbury Road, Peterborough
£260,000 **Freehold**

**Sharman
Quinney**

Key Features



- Extended Semi-Detached Bungalow
- Three Bedrooms
- Main Bedroom with En-Suite Shower Room
- Lounge With Opening to Separate Dining Area
- Kitchen/Breakfast Room

Extended Three Bedroom Semi-Detached Bungalow in The Popular Werrington Village. Situated in the heart of the ever popular village of Werrington, this extended three bedroom semi-detached bungalow offers spacious and versatile accommodation, ideal for a range of buyers. Conveniently located close to an excellent selection of local amenities, shops and transport links.

The accommodation is entered via an entrance hall, providing access to all principal rooms. The spacious lounge opens into the extended dining area, creating an excellent space for both everyday living and entertaining. Doors from the dining area lead directly into the rear garden. The property further benefits from a substantial fitted kitchen/breakfast room, offering a range of wall and base units, ample work surface.

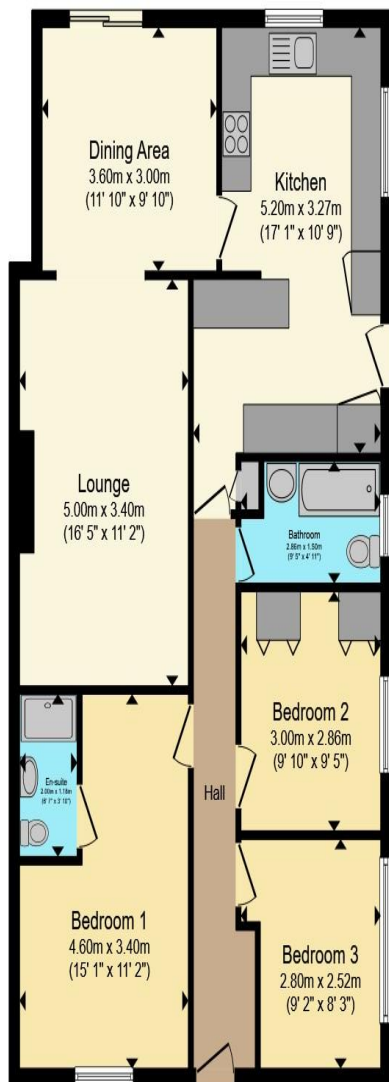


The main bedroom benefits from its own en-suite shower room, while the two other bedrooms are served by a family bathroom. Externally, the property enjoys a front garden alongside a block-paved driveway providing ample off-road parking. Other benefits are a detached single garage with power and lighting and a nice size enclosed rear garden.

All measurements are listed on the floor plan.

Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor

Total floor area 93.1 m² (1,003 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

To view this property call Sharman Quinney on:
01733 575757

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: WER206004 - 0001

